

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Residential use zone - 3 (R3) to Manufacturing use zone in Sy.No.60(Part) situated at Malkapur Village, Choutuppal Mandal, Nalgonda District to an extent of Ac.1.5 Acres (or) 6070.70 Sq.mts for setting up "High Density Polyethylene (HDPE) Pipes manufacturing unit - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (11) DEPARTMENT

G.O.Ms.No.121

Dated:27.04.2016.

Read the following:-

- 1.From the MC, HMDA, Letter.No.917/MP1/Plg/HMDA/2015, dt:30.01.2016.
- 2.Govt.Memo.No.1415/I1/2016-1, MA & UD (11) Dept., Dated:15.03.2016.
- 3.From the MC, HMDA, Letter.No.917/MP1/Plg/HMDA/2015, dated.31.03.2016.
- 4.Govt.Letter.No.1415/I1/2016-2, MA & UD (11) Dept., Dated:11.04.2016.
- 5.From the MC, HMDA, Letter.No.917/MP1/Plg/HMDA/2015, dt:21.04.2016.

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ORDER:

The draft variation to the land use envisaged in the Notified Master Plan of MDP for Choutuppal Mandal issued in Government Memo 2nd read above was published in the extraordinary issue of the Telangana Gazette No.107, Part - I, dated 18.03.2016. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.2,94,254/- (Rupees Two Lakhs Ninety Four Thousand Two Hundred and Fifty Four only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of the Telangana Gazette **Dated:30.04.2016.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (3) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use Notified Metropolitan Development Master Plan for Choutuppal Mandal vide G.O.Ms.No.33, MA & UD Department, Dated:24.01.2013, as required by sub-section (1) of the said section.

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VARIATION

The site in Sy.No.60(Part) situated at Malkapur Village, Choutuppal Mandal, Nalgonda District to an extent of 6070.70 Sq.mts or 1.5 Acres which is presently earmarked for Residential use zone-3 (R3) as per the Metropolitan Development Master Plan for Choutuppal Mandal, which was notified by the Government vide G.O.Ms.No.33, MA & UD Department, dated:24.01.2013 is designated as Manufacturing use zone for setting up High Density Polyethylene (HDPE) Pipes Manufacturing unit (Green Category Unit) subject to the following conditions:

- 1) The site is having 30'0 wide kacha surface approach road only. So, the applicant has to provide 12.0 mts wide BT surface approach road for the site at the time of building permission.
- 2) Since, the land is leased out for a period of Nine (9) years, it is the responsibility of applicant regarding usage of land in question i.e., leased out for the establishment of Industry either she / he shall get extension of lease period. In this regard HMDA is nowhere concerned and same condition shall be imposed at the time of Building permission.
- 3) The applicant has to submit revenue sketch showing the pocket 'B' site in the said sy.no. duly showing the alignment of natural stream.
- 4) The applicant shall provide 3.0 mts or as per rules in force Green Buffer belt towards designated Conservation use zone in order to segregate the Industrial activity.
- 5) In case of expansion or any change in manufacturing process, raw materials or products a fresh application shall be submitted.
- 6) The applicant shall comply the conditions laid down in the G.O.Ms.No.168, MA, dt:07.04.2012 and in the Go.Ms.No.33, dt:24.01.2013 as amended from time to time.
- 7) All the rules and regulations notified by the Ministry of Environment & Forests, Govt. of India shall be followed.
- 8) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.

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- 9) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and in ULC aspects, if any litigations occurs, the CLU orders will be withdrawn without any notice.
- 10) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- 11) The Change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act 1976.
- 12) The CLU shall not be used as proof of any title of the land.

SCHEDULE OF BOUNDARIES

- NORTH : Neighbours land (Rocky area) in Sy.No.61 & 50 of Malkapur Village, Choutuppal Mandal, Nalgonda District.
- SOUTH : Applicant's land & Natural stream in Sy.No.60 of Malkapur Village, Choutuppal Mandal, Nalgonda District.
- EAST : Village Land in Sy.No.60 of Malkapur Village, Choutuppal Mandal, Nalgonda District.
- WEST : 30'-0" wide Kacha surface road (in the Sale Deed & in the Lease Deed mentioned approached road as 200')

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**M.G. GOPAL
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery &
Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Nalgonda District.
Sf /Sc.

// FORWARDED : : BY ORDER //

SECTION OFFICER